



314 South Chimney Rock Rd. - Greensboro, NC



Contact:
Chris Lowe, CCIM
Samet Properties, LLC
309 Gallimore Dairy Rd
Suite 102

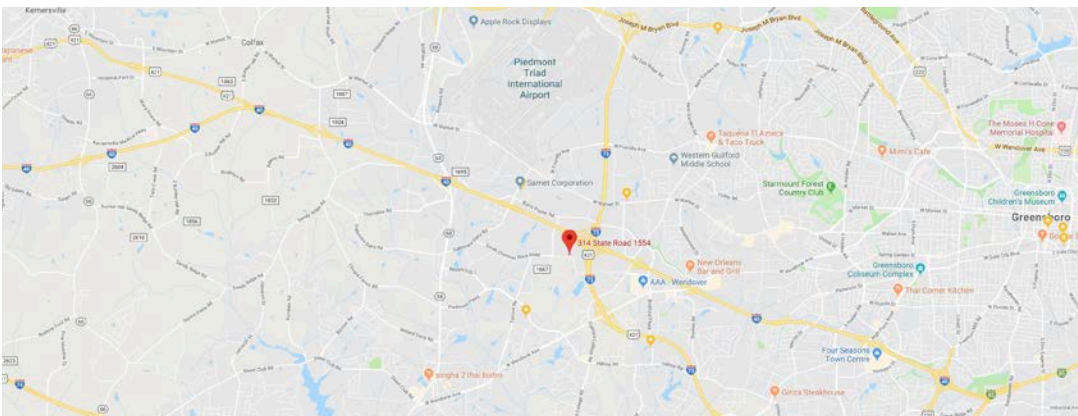
Greensboro, NC 27409
Direct : 336.544.2620
Fax: 336.544.2588
Cell: 336.207.3245
clowe@sametcorp.com

Warehouse / Distribution Facility

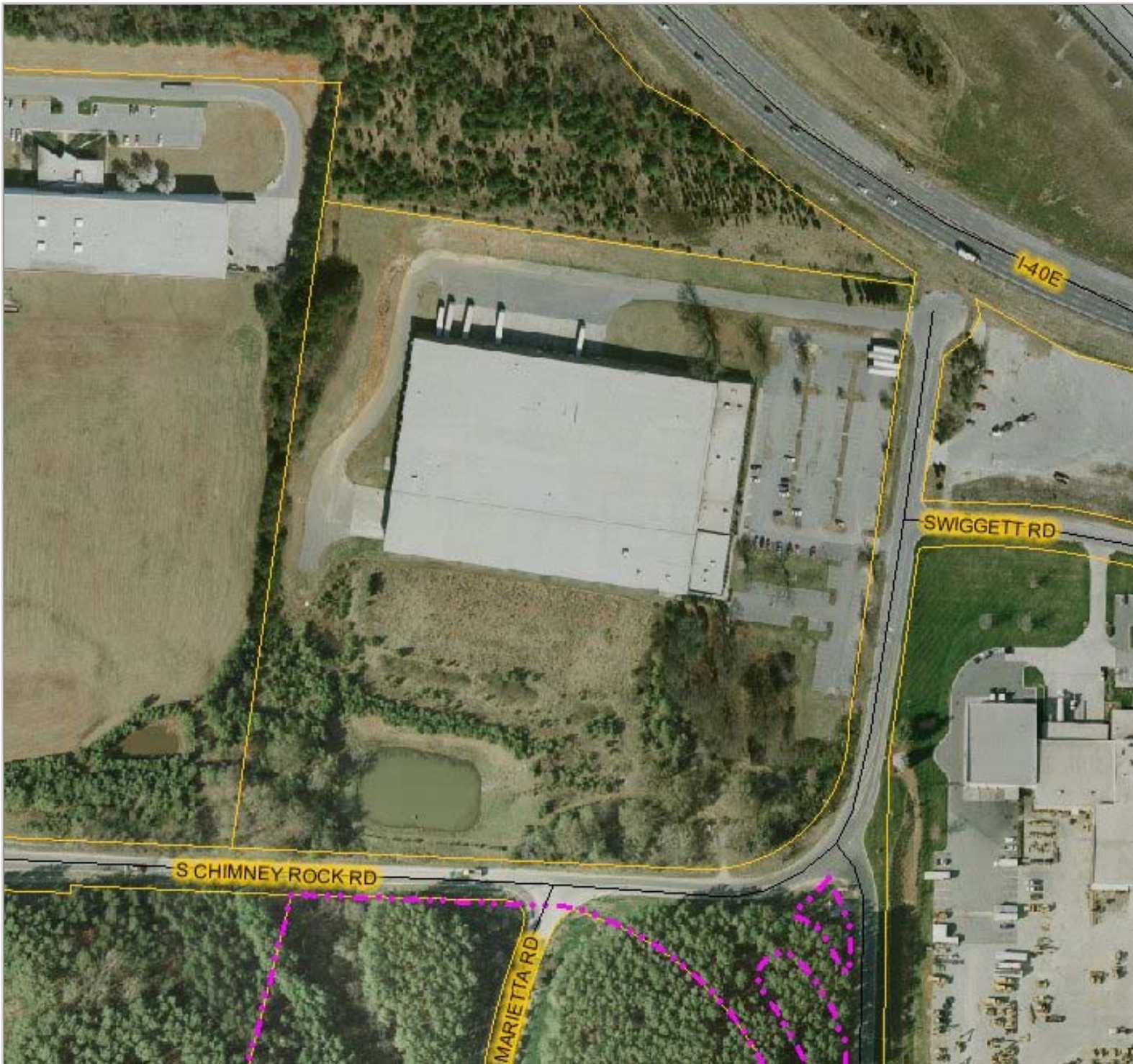
Available For Sale or For Lease

\$4.25/SF NNN

- +/- 190,648 Total SF (+/- 80,000 SF expansion)
- +/- 17,000 Office Space
- +/- 20.6 Ac
- Heavy Industrial Zoned
- Large truck court
- New T-5 warehouse lights with sensors
- ESFR sprinkler system
- Dock Doors: 19
- Drive-Ins: 1
- Clear Height: Approximately 26'



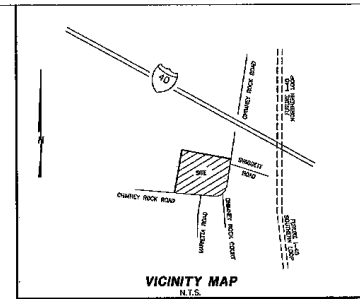
All information is deemed accurate and reliable. However, all information is subject to verification and change.



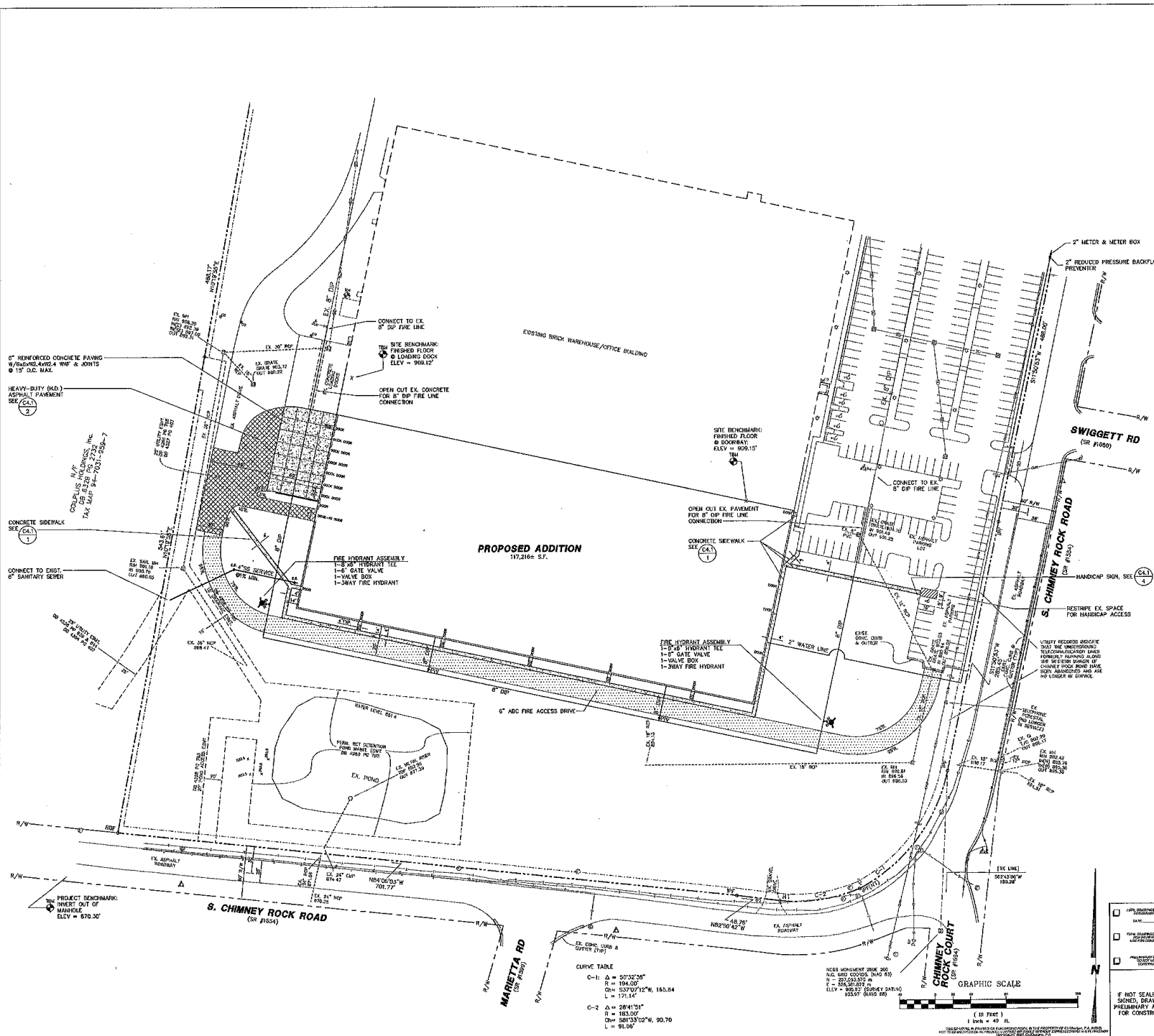
**314 S. Chimney Rock
Road**

Map Scale
1 inch = 239 feet

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.



PARKING DATA:
 PARKING REQUIREMENTS:
 2/3 EMPLOYEES ON LARGEST SHIFT + 1/VEHICLE USED IN OPERATION
 X EMPLOYEES + .47 = X SPACES REQUIRED + 0 VEHICLES USED IN OPERATION
 TOTAL PARKING PROVIDED = 246 SPACES (INCL 7 H/C)



SAMET CORPORATION
 General Contractor • Real Estate Services

Civil Designs, P.A.
 Consulting Civil and Environmental Engineering
 3877-G Lenoirville Drive
 Greenville, NC 27605
 Phone: (252) 282-0842
 Fax: (252) 282-0802

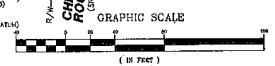
CHIMNEY ROCK ROAD WAREHOUSE EXPANSION

Drawn by: K. BRODERICK Date: 6/27/07
 Scale: SHOWN
 Checked by: D. RUSSELL Date: 6/27/07
 Project #: 07260

IF NOT SEALED AND SIGNED, DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION

SITE/UTILITY PLAN **C.I.I.**

CURVE TABLE
 C-1: Δ = 50°32'05"
 R = 194.00'
 Ch = 53707.12'W, 165.84'
 L = 171.84'
 C-2: Δ = 28°41'51"
 R = 183.50'
 Ch = 5813302'W, 90.70'
 L = 91.86'



NCEM MONUMENT BORE 200
 N.E. 1/4 SEC 10 T20N R14E S10
 N = 222,023.00'
 E = 24,842.00'
 ELEV = 925.87' (GARY'S DATUM)
 ELEV = 925.87' (GARY'S DATUM)

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